116.0	0010	0009.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,900 /	759,900
					USE VALUE:	759,900 /	759,900
					ASSESSED:	759,900 /	759,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALSH WILLIAM DAVID
Owner 2:	CONVERY SHARON
Owner 3:	
Street 1:	15 HANCOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATSUI TAKASHI/MASAE -
Owner 2:	-
Street 1:	15 HANCOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,777 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 2386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6777.000	323,600		436,300	759,900
Total Card	0.156	323,600		436,300	759,900
Total Parcel	0.156	323,600		436,300	759,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.43 | /Parcel: 318.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 75091
GIS Ref:
GIS Ref:
Insp Date: 10/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0010-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,400	0	6,777.	436,300	718,700	718,700	Year End Roll	12/18/2019
2019	101	FV	244,000	0	6,777.	430,100	674,100	674,100	Year End Roll	1/3/2019
2018	101	FV	244,000	0	6,777.	330,400	574,400	574,400	Year End Roll	12/20/2017
2017	101	FV	244,000	0	6,777.	311,700	555,700	555,700	Year End Roll	1/3/2017
2016	101	FV	244,000	0	6,777.	286,700	530,700	530,700	Year End	1/4/2016
2015	101	FV	242,800	0	6,777.	268,000	510,800	510,800	Year End Roll	12/11/2014
2014	101	FV	242,800	0	6,777.	246,800	489,600	489,600	Year End Roll	12/16/2013
2013	101	FV	242,800	0	6,777.	246,800	489,600	489,600		12/13/2012

!9065!

PRINT

Date	Time
12/10/20	23:35:02

LAST REV

Date	Time
06/29/20	10:24:15
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9065

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATSUI TAKASHI/	54929-107		6/30/2010	Family	470,000	No	No		
VAZ JEFFREY J--	33238-104		7/12/2001		409,000	No	No		
	21038-284		3/1/1991		150,800	No	No		Y

USER DEFINED

Prior Id # 1:	75091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2019	399	Addition	32,000	O				
8/21/2017	1068	Addition	50,000	C				
8/7/2002	652	Re-Roof	3,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2020	Permit Visit	DGM	D Mann
10/4/2018	MEAS&NOTICE	CC	Chris C
5/11/2009	Meas/Inspect	189	PATRIOT
10/1/2001	MLS	MM	Mary M
2/11/2000	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6777		Sq. Ft.	Site		0	70.	0.92	6									436,315						436,300	

Total AC/HA: 0.15558 | Total SF/SM: 6777 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,315 | Spl Credit | Total: 436,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.26764703
Const Adj.:	0.99989998
Adj $ / SQ:	120.414
Other Features:	85587
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397510
Depreciation:	73937
Depreciated Total:	323573

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

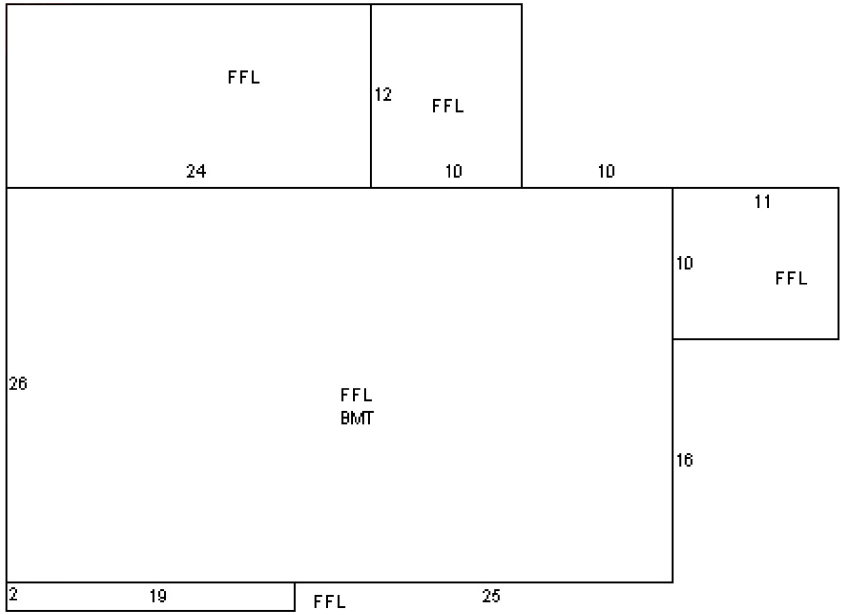
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	132.46
Special Features:	0	Val/Su Net:	113.78
Final Total:	323600	Val/Su SzAd	190.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,700	120.410	204,705
BMT	Basement	1,144	62.130	71,081
	Net Sketched Area:	2,844	Total:	275,786
Size Ad	1700	Gross Are	2844	FinArea 2386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0010-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: